



26 Eaton Village
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MINUTES of the Planning Committee Meeting of North Leigh Parish Council (NLPC) held on Wednesday 2nd November 2022 at 7:30pm in the Memorial Hall

Committee Members Present: Sarah Veasey (Chairman), Andy Clements (AC), Susie Cusick (SC) and Kevin Swann (KS)

In attendance: Clerk Allison Leigh (the Clerk) and representatives from Manor Oak (land promoter) and Armstrong Rigg Planning (planning consultants)

1/22: Election of Chairman: AC proposed Sarah Veasey for Chairman of the Planning Committee and SC seconded it. Sarah Veasey accepted the role of Chairman of the Planning Committee.

2/22. Apologies for absence: None

3/22. Declarations of interest: None

4/22: AR Planning will present their New Yatt Road design concept:

Manor Oak reported they are a business specialising in promotional agreements for strategic land development opportunities since 2010. They have engaged Armstrong Rigg as planning consultant for the proposed site on New Yatt Road.

They have had a pre-application meeting with West Oxfordshire District Council (WODC) about this site. It was noted that West Oxfordshire does not currently have a 5-year land supply. Armstrong Rigg has had the pre-application letter from WODC. They will share this letter with the Parish Council.

The application is for a development in the realm of 37-40 homes with approximately 40% affordable housing (in line with the requirements for a site in this medium value affordable housing zone) and the balance is proposed to be a mix of housing including 2-3 bedroom homes.

They would be interested in learning if there would be anything the Parish Council would like for the village in terms of S106 contributions if this development were to proceed.

They are working to schedule a public exhibition in the Memorial Hall prior to putting their application into WODC. They noted they need to develop the proposal further before submitting the application to WODC but expect it to be submitted in the next couple of months.

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Questions and Answers from Parish Councillors

- The Chairman noted that whilst there is currently a shortfall in the 5 year land supply plan in West Oxfordshire, the Parish Council does not support this development due various factors including:
- Residents in the village are extremely concerned about coalescence between the villages of North Leigh and New Yatt which would be a consequence of this proposal
- This proposal is for development on a greenfield site in open countryside
- It fails to protect or enhance the local landscape and setting of the village
- Residents strongly oppose further development in North Leigh which has accommodated 193 new units in the housing stock in the last 6 years (an increase of nearly 30%) and is looking at several other large housing proposals being put forward at this time
- The current infrastructure in North Leigh such as sewage, water supply, surface water drainage etc has problems, especially in the vicinity of this proposal and is inadequate to support the existing housing let alone additional capacity. Armstrong Rigg were invited to look further into sewage and drainage issues in the preparation of the proposal.
- There is no clarity on how biodiversity net gain might be achieved onsite with this proposal
- The village is already at capacity in terms of infrastructure, car capacity, parking etc and facilities such as doctors, dentists etc
- In conclusion the Parish Council will be opposing this application when it is submitted to WODC.

5/22. Public Forum: No members of the public were in attendance.

6/22. Planning Applications:

| <u>Planning number</u> | <u>Address</u> | <u>Proposal</u> | <u>NLPC Comments</u> |
|------------------------|-------------------------------|---|---|
| 21/03720/FUL | 44 Common Road North Leigh | Demolition of existing residential property. The erection of 10 detached and semi detached two storey dwellings and construction of a new access onto Common Road, with associated garaging | The Chairman of the Planning Committee will attend the appeal and be available for any questions necessary. |

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| | | and parking, landscaping and all enabling works | |
| 22/02707/HHD | 9 Bridwell Close North Leigh | Erection of detached Garage | North Leigh Parish Council has no comments on this planning application, but would like notice to be taken of the Tree Protection Order on the property. |
| 22/02884/HHD | 12 Bridewell Close North Leigh | Proposed single storey and two storey side extensions, dormer to first floor | North Leigh Parish Council does not object to this planning application. However, the Council would like notice to be taken of any areas being overlooked. |

7/22. Correspondence: None

8/22. Matters for report:

- The Committee noted it needs to come up with a list of S106 items.
- The Committee asked the Clerk to contact WODC to discuss Community Infrastructure Levy.

Date and time of next meeting: The next meeting will be scheduled as needed.

The meeting closed at 20:32.